



**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034**

6:30 PM

TUESDAY, JANUARY 12, 2010

MINUTES

CALL TO ORDER

Chairman	Dave Wilcox	Present
Vice Chairman	Christopher Moss	Present
Secretary	Jeff Trykoski	Present
Commissioner	Stephen Hulsey	Present
Commissioner	Clint Richardson	Present
Commissioner	Will Russell	Present
Commissioner	John Hamilton	Present

1. Roll Call

Chairman Dave Wilcox called the meeting to order at 6:30 p.m.

Representing staff were: Scott Ingalls, Development Coordinator; Judy Egue, Planner; Carey Frazier, Senior Administrative Assistant; Tin Nguyen, Civil Engineer In Training; Tom Hartmann, Traffic Engineer In Training; and Courtney Kuykendall, City Attorney.

APPROVAL OF MINUTES

2. Consider and act upon approval of minutes of the Planning & Zoning Commission meeting on December 22, 2009.

Commissioner Moss moved to approve the minutes. Commissioner Hulsey seconded the motion. Motion carries. Vote: 6-0. Minutes approved.
Staff Member John Lettelleir, Director of Development Services joined the meeting.

CONSENT AGENDA

Commissioner Richardson pulled Item 4 for discussion. Commissioner Trykoski moved to approve Items 3, 5, 6 and 7. Commissioner Hamilton seconded the motion. Motion carries. Vote: 6-0. Item approved.
After brief discussion Commissioner Richardson moved to approve Item 4. Commissioner Russell seconded the motion. Motion carries. Vote: 6-0. Item approved.

3. **Preliminary Plat:** Knolls of Frisco, Phase 2A (PP09-0006)
Owner(s): Centex Homes
51 Single Family-4 lots on 11.1± acres adjacent to Tealsky Drive and Townsend Drive. Zoned Planned Development-131-Single Family-4. Neighborhood #48. SM
4. **Revised Site Plan:** Platinum Business Park Addition, Block A, Lot 3 - Northstar Church (SP09-0020)
Owner(s): Northstar Church
A church on one lot on 5.2± acres on the northwest corner of Legacy Drive and Citation Court. Zoned Planned Development-40-Office-2/Commercial-1/Commercial-2/Retail/Industrial. Neighborhood #41. SM
5. **Site Plan:** Custer at Stonebridge, Block A, Lot 1 Children's Garden Montessori Academy (SPFP09-0024)
Owner(s): Baptist Church Loan and The 2478 Joint Venture
A child day care center on one lot on 5.7± acres on the west side of Custer Road, 200± south of Stonebridge Drive. Zoned Planned Development-176-Single Family-1 with a Specific Use Permit (S-190) for a Child Day Care. Neighborhood #15. JE
6. **Site Plan:** Frisco Bridges North, Block 1, Lot 3R (SPFP09-0025)
Owner(s): Carroll Family Investments LTD.
A restaurant on one lot on 1.6± acres on the west side of Preston Road, 240± feet north of Warren Parkway. Zoned Planned Development-25-Business Center-Retail. Neighborhood #30. RC

7. **Call a Public Hearing:** Tollway Overlay District
Owner(s): City of Frisco
A request to call a public hearing to amend the Comprehensive Zoning Ordinance, Article III, Section 3, Subsection 5.05 – General Requirements of the Tollway Overlay District. MW

PUBLIC HEARINGS

8. **Replat:** Frisco City Hall Addition, Block A, Lot 1-R (RP09-0017)
Owner(s): City of Frisco
One lot on 5.4± acres located on the southeast corner of North Church Street and Frisco Square Boulevard. Zoned Planned Development-153-Mixed. Neighborhood #21. JE
Judy Eguez reviewed staff comments with the Commission and recommended approval.
Commissioner Moss moved to open the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 6-0.
There being no one to speak, Commissioner Hamilton moved to close the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 6-0.
Commissioner Moss moved to approve Item 8. Commissioner Trykoski seconded the motion. Motion carries. Vote: 6-0. Item approved.

GENERAL INFORMATION

5. Update on the results of the January 5, 2010 City Council meeting. SM
Judy Eguez updated the Commission on the results from the January 5, 2010 City Council meeting.
6. Scheduling of future Discussion Items. SI
There were no discussion items to add to a future agenda.

ADJOURN

There being no further business, Commissioner Russell moved to adjourn the meeting at 6:44 p.m. Commissioner Hulsey seconded the motion. Motion carries. Vote: 6-0. Meeting adjourned.

(Please note these are preliminary meeting minutes and are not official until approved by the Planning & Zoning Commission at the next scheduled meeting. Approved/signed minutes are available at <http://sire.friscotexas.gov/sirepub/docs.aspx> .)